

Ordinance No. _____

ORDINANCE:

To grant Zoning Map
Amendment Application
MAP2011-00110, Mayor and
Council of Rockville,
Applicant

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2011-00110, requesting that the property located at 603 Edmonston Drive, Rockville, Maryland;; and further defined by MD-28 to the north, and Avery Road to the east, and Baltimore Road to the south, and the western boundary of the property, as it abuts the eastern boundary of the Burgundy Estates residential development; and the nominated property is further defined by parcels P125 (28.47 acres), P830 (23.32 acres), P195 (10.52 acres), P181 (1.97 acres) located on Tax Map GR52 and Burgundy Estates Sec. 1, Outlot A (0.08 acres), containing 64.28 acres of land, more or less, be placed in the Historic District; and

WHEREAS, the subject property is listed in the National Register of Historic Places, and was evaluated for historic, architectural and cultural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 26th day of September 2011, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was published in accordance with the requirements of Article 66B of the Annotated Code of Maryland; and

WHEREAS, on the 26th day of September 2011, the said application came on for hearing

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at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the property known as Glenview and located at 603 Edmonston Drive, Rockville, Maryland, and further identified as parcels P125 (28.47 acres), P830 (23.32 acres), P195 (10.52 acres), P181 (1.97 acres) on Tax Map GR52 and Burgundy Estates Sec. 1, Outlot A (0.08 acres), containing 64.28 acres of land, more or less, is historically significant to the City and the County. The property known as Glenview and located at 603 Edmonston Drive exemplifies Rockville's early 20th century history as a rural area in close proximity to Washington D.C., with an exceptional illustration of the early 20th century country estate.

Glenview (now part of Rockville Civic Center Park) is a 64.28-acre complex centered on an imposing, pillared Neo-Classical 1926 mansion that incorporates the remnants of the 1838 house called "Glenview". In the 19th century this property was associated with the Hon. Richard Johns Bowie, whose illustrious career included service in the Maryland State Legislature and Judiciary and the U.S. Congress. His political career spanned four decades.

The 19th century stone house was expanded and rebuilt to its present five-part classical composition as the focus of the 20th century country estate owned by the socially prominent Irene and J. Alexander Lyon family of Washington D.C. Since 1957 the house and grounds have been owned by the City of Rockville, and are used for varied civic, cultural and social events. The extensive landscaped grounds surrounding the house include other historic features including a doll house cottage, formal terraced gardens, front lawn and entrance gate. The property is significant for association with Rockville's Early 20th Century Estate Era. The use of this extensive property as a summer residence and gentleman's farm is consistent with the lifestyle of

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elite Washingtonians in the first third of the 20th century. The mansion is a significant example of Neo-Classical Revival architecture. The popularity of this style represents an interest in American cultural identity as reflected in colonial era architecture, but tempered by the standards of gracious living and expression of status for an American elite during a period of tremendous economic growth. The landscape design of the grounds and gardens are also significant as an expression of the rustic juxtaposed with the formal. The groupings of trees by species around the open lawn create a naturalistic effect while the terracing and geometric parterres are elements of an ordered arrangement imposed on a natural environment.

The nominated area includes the contributing features of the property and several non-contributing features that have been added to the property within the last 50 years. The 64.28 acres is what was described in Mrs. Lyon's will as the extent of the estate when she passed away. Although some of the non-contributing features are large in scale, such as the theatre and parking lot, the maintenance facility, the nature center and the main visitor parking lot for the mansion, the siting of these elements helps prevent them from detracting from the integrity of the setting.

Views from the front sleeping porch and the east sleeping porch do not contain any modern elements – the principal vistas convey the historic setting. The mansion, formal gardens and cottage are located at an elevation of 425 feet, whereas the maintenance facility is located at an elevation of approximately 370 feet, the mansion visitor parking lot is at an elevation of 410 feet, the theatre is at an elevation of approximately 410 feet and the nature center site has an elevation of approximately 390 feet.. The mansion area of the property thereby dominates the setting. The size of the designated area allows for the inclusion of significant features of the

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setting – the row of white pines planted to mask Avery Road, the wooded area containing the remnants of the deer park and dam on Croyden Creek, which was an integral part of the landscape irrigation system, and the row of Spruce that delineates the west edge – planted at Mrs. Lyon’s request reportedly to block out the unsightly suburban development constructed in the 1940s. Inclusion of the natural woods and the planned tree rows and groves, along with rolling grass lawn descending from the mansion’s location on the high point of the grounds are to capture the integrity of the setting associated with this property type – an early 20th century country estate; and

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property known as Glenview and located at 603 Edmonston Drive, Rockville, Maryland, and further identified as parcels P125 (28.47 acres), P830 (23.32 acres), P195 (10.52 acres), P181 (1.97 acres) located on Tax map GR 52 and Burgundy Estates Sec. 1, Outlot A (0.08 acres), containing 64.28 acres of land, more or less, in the Historic District; and

WHEREAS, the placement of the property located at 603 Edmonston Drive in the Historic District Zone will:

- a. Safeguard the heritage of the City by preserving the structure that reflects elements of the City's cultural, social, economic, political and architectural history;
- b. Stabilize and improve property values in the Historic District;
- c. Foster civic beauty;
- d. Promote the use and preservation of the structure for the education and pleasure of the residents of Rockville; and
- e. Promote the general welfare of the community of the City of Rockville.

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NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Mayor and Council of Rockville, MAP2011-00110, requesting the reclassification of the property known as Glenview and located at 603 Edmonston Drive, Rockville, Maryland, and further identified as parcels P125 (28.47 acres), P830 (23.32 acres), P195 (10.52 acres), P181 (1.97 acres) and Burgundy Estates Sec. 1, Outlot A (0.08 acres), containing 64.28 acres of land, more or less, and the same is hereby, granted, and the subject property is hereby included in and made a part of the Historic District.

* * * * *

I hereby certify that the foregoing is a true and correct copy
of an Ordinance adopted by the Mayor and Council at its
meeting of

Brenda Bean, Acting City Clerk

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Brenda Bean, Acting City Clerk